



37 John Wilkinson Court, Wrexham, LL11 5HJ
Offers In The Region Of £120,000

A beautifully presented and spacious 2 double bedroom (1 en-suite) apartment situated on the top floor of this popular residential development enjoying far reaching views across Wrexham and beyond. The apartment benefits from countryside surroundings and yet is just a short drive to the city centre and all its amenities including the hospital, university and public transport. The accommodation briefly comprises a communal entrance door with intercom system and stairs to all floors. Private entrance door opens to the hall with useful store/airing cupboard, lounge from where to admire the views, fitted kitchen with some integrated appliances, 2 double bedrooms, both with built in wardrobes and the principal bedroom having an en-suite shower room. Bathroom with white suite, gas fired central heating and Upvc double glazing. External, an allocated parking bay near to the entrance, visitor bays, communal gardens and bin store. EPC RATING - B (81)

LOCATION

This development is located approx. 3 miles from Wrexham City Centre and enjoys good links to the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres of both Wrexham and Chester. The Development offers all the attributes that a modern residential development should offer including open spaces, children's play areas, cycle paths, walkways etc. There is a small range of day to day shopping facilities and social amenities in the nearby Villages of Brymbo and Tanyfron with a wider variety available within Wrexham City Centre.

DIRECTIONS

From the A483 take the exit at junction 4 onto the A525 in the direction of Ruthin and Coedpoeth. Proceed through the set of traffic lights and take the second right hand turning onto the B5105 signposted Brymbo/Southsea. Continue along this road for approx. 1 mile passing the Brymbo Sports and Leisure Complex on the right. Continue up the hill and at the roundabout continue straight across. Take the 2nd exit at the next roundabout into the development, 1st right into the apartments where the entrance will be observed on the left.

COMMUNAL HALL

An entrance door with intercom system opens to the well lit hall with stairs to all floors with glass balustrade and individual private letterboxes. This apartment is located on the top floor.

PRIVATE ACCOMMODATION

The entrance door off the landing opens into a welcoming hall with useful store cupboard with radiator, intercom system, 6 panel white woodgrain effect doors to all rooms, ceiling hatch to loft space, central heating timer controls and radiator.

LOUNGE/DINER 16'1 x 10'7 (4.90m x 3.23m)

A well proportioned reception room with space for sofas and dining table, Upvc double glazed window from where to admire the views, radiator and tv/sky connection points.

KITCHEN 9'6 x 7'8 (2.90m x 2.34m)

Appointed with a range of fitted base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and Upvc double glazed window above, 4 ring gas hob with oven/grill below and extractor hood above, integrated fridge freezer, plumbing for washing machine, concealed gas combination boiler, part tiled walls, inset ceiling spotlights and radiator.

BEDROOM 1 16'1 max x 9'6 (4.90m max x 2.90m)

Having the benefit of 3 door built in wardrobes, Upvc double glazed window with far reaching views, radiator and internal door to en-suite.

EN-SUITE

Appointed with a white suite of shower enclosure with mains thermostatic shower unit, wash basin, low flush w.c. part tiled walls, inset ceiling spotlights, radiator, shaver socket and extractor.

BEDROOM 2 10'5 max x 8'8 (3.18m max x 2.64m)

Built in 2 door wardrobes, Upvc double glazed window and radiator.

BATHROOM 6'7 x 6'6 (2.01m x 1.98m)

Appointed with a white suite of twin grip panelled bath with mixer tap and hand held shower take off, wash basin, low flush w.c. part tiled walls, radiator, extractor and inset ceiling spotlights.

OUTSIDE

The development is approached off Sheppard Street into the communal parking bays with specific bays for each apartment and a good number of visitor bays. Lawned communal gardens extend to the front and side together with a bin store. The larger development also has the benefit of a children's play area.

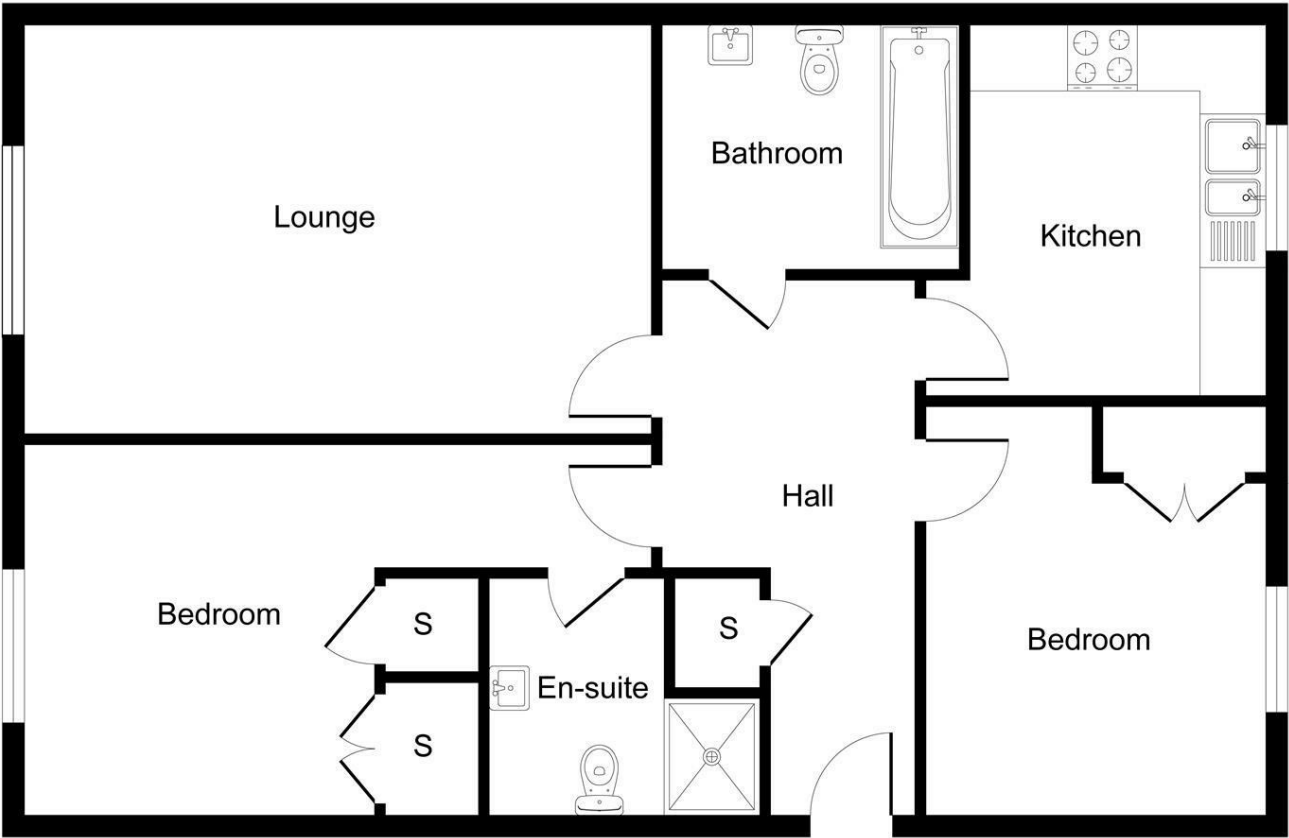
PLEASE NOTE

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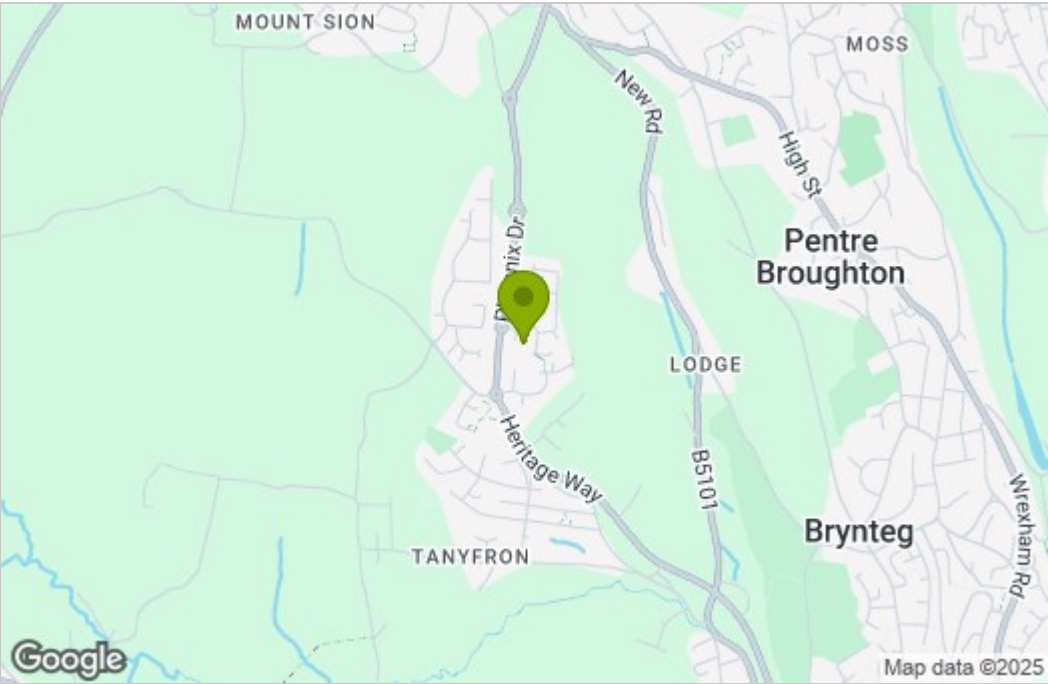


Floor Plan

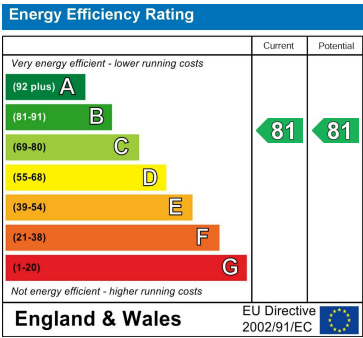


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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